

This Instrument Was Prepared By:
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Post Office Box 261
Montevallo, Alabama 35115
(205) 665-4357

Send Tax Notice:
Mark B. And Wanda Faye Atherton
100 Yellowhammer Circle
Alabaster Ac 35007

STATE OF ALABAMA)
)
SHELBY COUNTY) **WARRANTY DEED: JOINT TENANCY
WITH RIGHT OF SURVIVORSHIP**

KNOW ALL MEN BY THESE PRESENTS, that for love and affection and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, that, **Mark B. Atherton, and wife Wanda Faye Atherton**, hereinafter called "Grantor", do hereby GRANT, BARGAIN, SELL AND CONVEY unto **Mark B. Atherton and wife, Wanda Faye Atherton**, hereinafter called "Grantees" for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, the following described real estate, situated in **Shelby County**, to wit:

Lot 7, Block 2, according to the Survey of Meadowview, First Sector Addition, as recorded in Map Book 6, Page 109, in the Probate Office of Shelby County, Alabama. Mineral and mining rights excepted.

Subject to all items of record. This instrument is prepared without benefit of title examination. It is prepared for the purpose of adding the wife's name and creating rights of survivorship between husband and wife.

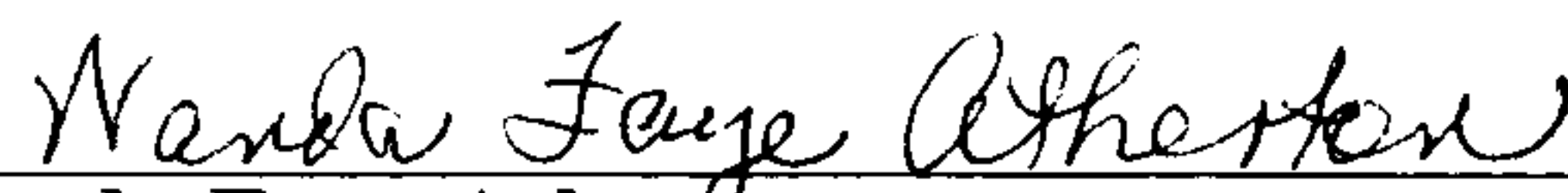
TO HAVE AND TO HOLD to the said Grantees in fee simple forever, for and during their joint lives and upon the death of either of them, then the survivor in fee simple, and to the heirs of such survivor forever, together with every contingent remainder and right of reversion.

The Grantors, do individually and for the heirs, executors, and administrators of the Grantors covenant with said Grantees and the heirs and assigns of the Grantees, that the Grantors are lawfully seized in fee simple of said premises; that said premises are free from all encumbrances, unless otherwise noted above; that the Grantors have a good right to sell and convey the said premises; that the Grantors and the heirs, executors, administrators of the Grantors shall warrant and defend the said premises to the Grantees and the heirs and assigns of the Grantees forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the Grantor has executed this Deed and set the seal of the Grantor thereto on this date the 29 day of August, 2013.



Mark B. Atherton



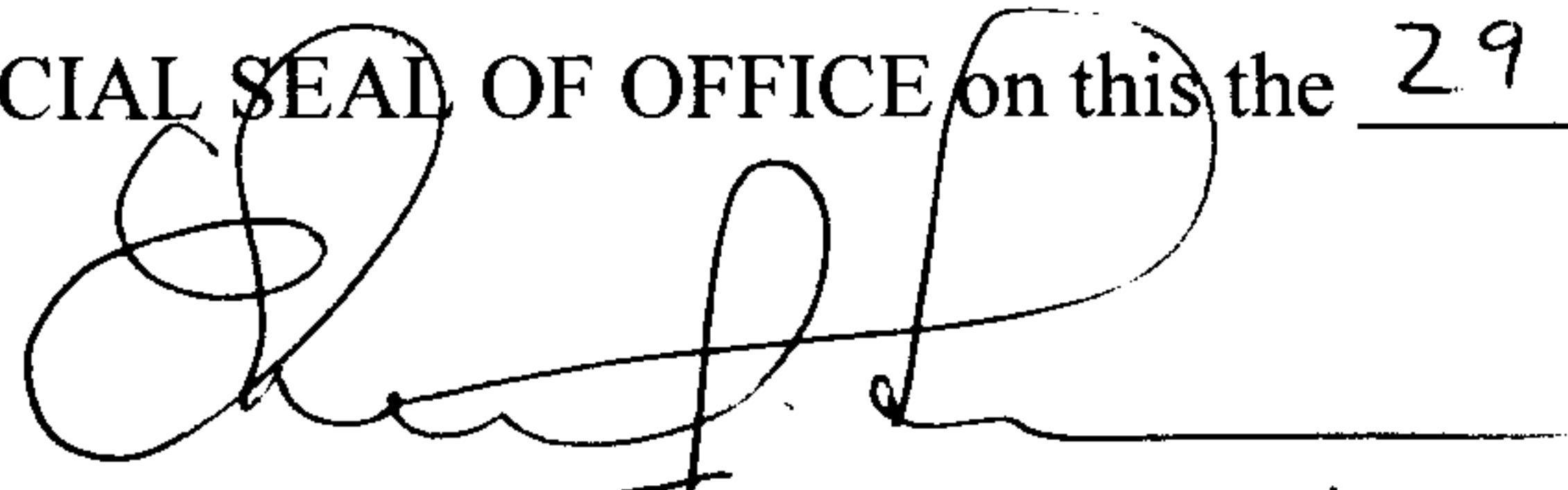
Wanda Faye Atherton

STATE OF ALABAMA)
COUNTY OF SHELBY)

ACKNOWLEDGMENT

I, the undersigned, a Notary Public for the State at Large, hereby certify that the above posted names, *Mark B. Atherton*, which is signed to the foregoing Deed, who is known to me, acknowledged before me on this day that, being informed of the contents of the Deed, that said persons executed the same voluntarily on the day the same bears date.

GIVEN UNDER MY HAND AND OFFICIAL SEAL OF OFFICE on this the 29 day of August, 2013.


NOTARY PUBLIC

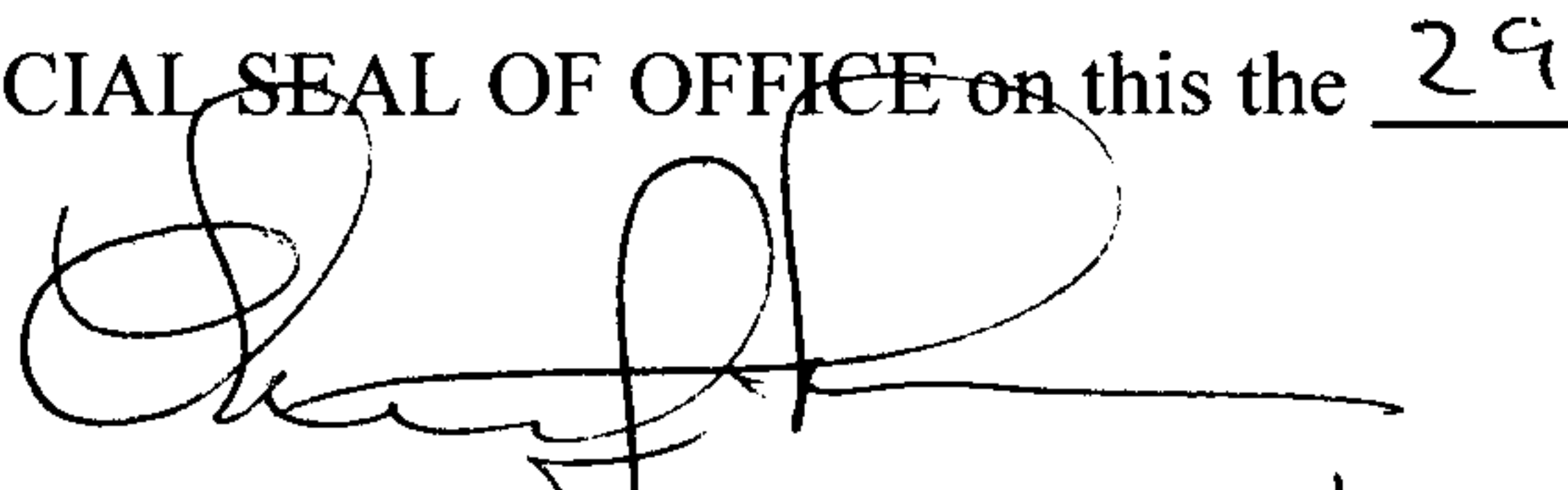
My Commission Expires: 5/15/2016

STATE OF ALABAMA)
COUNTY OF SHELBY)

ACKNOWLEDGMENT

I, the undersigned, a Notary Public for the State at Large, hereby certify that the above posted names, *Wanda Faye Atherton*, which is signed to the foregoing Deed, who is known to me, acknowledged before me on this day that, being informed of the contents of the Deed, that said persons executed the same voluntarily on the day the same bears date.

GIVEN UNDER MY HAND AND OFFICIAL SEAL OF OFFICE on this the 29 day of August, 2013.


NOTARY PUBLIC

My Commission Expires: 5/15/2016


20131101000432120 2/3 \$87.50
Shelby Cnty Judge of Probate, AL
11/01/2013 12:33:12 PM FILED/CERT

Real Estate Sales Validation Form

This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1

Grantor's Name Mark B. Atherton Grantee's Name Mark & Wanda Atherton
Mailing Address Wanda Faye Atherton Mailing Address Same
100 Yellowhammer Circle
Atlasta AL 35007
Property Address 100 Yellowhammer Circle Date of Sale No sale
Atlasta AL 35007 Total Purchase Price \$
or
Actual Value \$
or
Assessor's Market Value \$ 134,490 1/2 = 67,245⁰⁰

The purchase price or actual value claimed on this form can be verified in the following documentary evidence: (check one) (Recordation of documentary evidence is not required)

☐ Bill of Sale ☒ Appraisal
☐ Sales Contract ☐ Other to create joint tenant
☐ Closing Statement w/ r.o.s. — spouse — homestead

If the conveyance document presented for recordation contains all of the required information referenced above, the filing of this form is not required.

Instructions

Grantor's name and mailing address - provide the name of the person or persons conveying interest to property and their current mailing address.

Grantee's name and mailing address - provide the name of the person or persons to whom interest to property is being conveyed.

Property address - the physical address of the property being conveyed, if available.

Date of Sale - the date on which interest to the property was conveyed.

Total purchase price - the total amount paid for the purchase of the property, both real and personal, being conveyed by the instrument offered for record.

Actual value - if the property is not being sold, the true value of the property, both real and personal, being conveyed by the instrument offered for record. This may be evidenced by an appraisal conducted by a licensed appraiser or the assessor's current market value.

If no proof is provided and the value must be determined, the current estimate of fair market value, excluding current use valuation, of the property as determined by the local official charged with the responsibility of valuing property for property tax purposes will be used and the taxpayer will be penalized pursuant to Code of Alabama 1975 § 40-22-1 (h).

I attest, to the best of my knowledge and belief that the information contained in this document is true and accurate. I further understand that any false statements claimed on this form may result in the imposition of the penalty indicated in Code of Alabama 1975 § 40-22-1 (h).

Date 11/1/13

☐ Unattested

Print Christopher R. Smithner

Sign [Signature]

(verified by)

(Grantor/Grantee/Owner/Agent) circle one



20131101000432120 3/3 \$87.50
Shelby Cnty Judge of Probate, AL
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Form RT-1